

Egremont Planning Board  
Minutes August 19, 2020

---

**Call to Order:** 10:09 AM

**Present via Zoom:** Jared Kelly, Eddie Regendahl, Nick Keene, Donna Gordon  
Not present: Matthew Bersani

**Citizens in Attendance:** Marj Wexler, Eileen Vining, Lucinda Vermeulen, Mary McGurn

Chairperson Kelly announced that the official record of this meeting is being kept by written minutes and recorded.

**Form A's:** None

**Citizen's Time:** Eileen Vining suggested the Board discuss the Sparkboro Corp. Application. (Said application is discussed under "New Business".)

**Minutes:** July 23, 2020, & August 4, 2020, minutes will be reviewed at next meeting.

**Mail:** Great Barrington Notice to Abutters of a Public Hearing that was held on August 10, 2020, regarding a special permit concerning Guido's expansion.

**Marijuana Bylaw:** The consensus of the Board was to have all members present to move Marijuana Bylaw drafting discussion forward. An additional meeting has been scheduled to discuss draft Marijuana Bylaw, review Town Counsel's Q&A; explore regulation; revise or vote on Bylaw content.

**ADU Bylaw update:** The BOS is scheduling a Special Town meeting on October 13, 2020. The PB will initiate the steps needed to appear on the Warrant including scheduling a Public Hearing on the ADU Bylaw. After some discussion, September 17, 2020, at 4:00 PM was selected for the Public Hearing. The Board Clerk will submit, and ensure distribution of appropriate notices.

Discussion regarding procedure subsequent to the Public Hearing: the Board understands that only in the event of substantial revision(s) to the ADU Bylaw, would the Board need to call an additional Public Hearing before the warrant is put to a vote at the Special Town Meeting. If only minor revisions have been made, the Board can orally present amendments at the Special Town Meeting.

**New Business:** In accord with Egremont Zoning Bylaw "6.2.2.2 on Review by other Boards", the Board reviewed and discussed an application submitted by Sparkboro Corporation to the Zoning Board of Appeals (ZBA) requesting a special permit for a Marijuana Establishment. The Board focused on the applicant's compliance with the provisions of Town Bylaw(s), specifically, "6.2.6 on Lapse of Special Permit", "4.3.1.5. on Reversion to Nonconformity", and "6.2.4 on Criteria for Proposed Use". In particular, the Phase Two plans raised a number of concerns.

Egremont Planning Board  
Minutes August 19, 2020

After deliberation, the Board reached consensus on each question of compliance raised. The Board prepared a Recommendation that the ZBA not grant the Application, as it is currently written. A motion was made to adopt the Recommendation and was unanimously approved.

**Future Meetings:** Wednesday, August 26, 2020, at 10:00 AM

**Meeting Adjourned:** 11:50 AM

Respectfully submitted,  
Donna B. Gordon, Clerk  
August 25, 2020